





HOUSE & SON

Guide Price £900,000 to £950,000 For Two Neighbouring Detached Freehold Licenced Houses - As 8 Flatlets (£450,000- £475,000 each property) All currently Let. £81,000 current combined income: Approx. 8.5% Yield.

House & Son are delighted to offer for sale this very rare and exciting investment opportunity; comprising two refurbished neighbouring character Freehold investment properties. Arranged as 8 licenced Flatlets, the perfect ready to go investment; all fully let and income producing!

Ideally positioned within close proximity to local amenities. The properties are conveniently located near Boscombe High Street, with its array of shops and restaurants, and are within easy reach of award-winning beaches, Boscombe Gardens, and the seafront.

Each detached property is arranged over three floors and has been cleverly configured to provide four self-contained flats per building (eight flats in total). The combined rental income is approximately £81,000 per annum, making this an attractive proposition for investors.

In brief, each property comprises a two-bedroom ground floor flat, a first-floor studio flat, a one-bedroom first-floor flat, and a two-bedroom second-floor flat. Each flat benefits from its own fitted kitchen and bathroom, along with gas fired central heating.

Externally, the properties further benefit from enclosed courtyard gardens to the rear.

A rare opportunity to acquire a well-located, income-producing investment in a popular coastal location. Early viewing is highly recommended.



PROPERTY ONE

FLAT 1: (2 BEDROOM GROUND FLOOR FLAT)

LIVING ROOM / KITCHEN (OPEN PLAN) 20' 3" x 12' 7"
(6.17m x 3.84m)

BEDROOM ONE 14' x 11' 8" into bay(4.27m x 3.56m)

BEDROOM TWO 11' 1" x 9' 9" (3.38m x 2.97m)

SHOWER ROOM 9' 4" x 4' (2.84m x 1.22m)

FLAT 2: (1ST FLOOR STUDIO FLAT)

LIVING ROOM / BEDROOM 14' x 12' (4.27m x 3.66m)

KITCHEN 6' 4" x 5' 6" (1.93m x 1.68m)

SHOWER ROOM

FLAT 3: (1ST FLOOR ONE BEDROOM FLAT)

ENTRANCE HALL

LOUNGE 14' 8" x 11' 6" (4.47m x 3.51m)

KITCHEN 10' x 5' 4" (3.05m x 1.63m)

BEDROOM 13' 6" x 12' 6" (4.11m x 3.81m)

BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

FLAT 4: (2ND FLOOR - 2 BEDROOM FLAT)

STAIRS RISING TO 2ND FLOOR LANDING

LOUNGE 18' 0" x 11' 0" x 7' 9"(5.49m x 3.35m) 8ft ceiling
height

KITCHEN 10' 10" x 5' 3" (3.3m x 1.6m) 8ft ceiling height

BEDROOM ONE 12' 8" x 12' (3.86m x 3.66m) 8ft ceiling
height

BEDROOM TWO

BATHROOM 7' 4" x 6' 7" (2.24m x 2.01m) 6'7" ceiling
height



PROPERTY TWO

FLAT ONE: (2 BEDROOM GROUND FLOOR FLAT)

LIVING ROOM 12' x 11' 0" (3.66m x 3.35m)

KITCHEN 13' 1" x 7' 9" (3.99m x 2.36m)

BEDROOM ONE 14' 2" x 13' 0" Into bay (4.32m x 3.96m)

BEDROOM TWO 12' 0" x 9' 7" (3.66m x 2.92m)

SHOWER ROOM 9' 10" x 3' 10" (3m x 1.17m)







FLAT 2: (1ST FLOOR ONE BEDROOM STUDIO FLAT)
 LIVING ROOM/BEDROOM 13' 2" x 12' 6" (4.01m x 3.81m)
 KITCHEN 6' 7" x 5' 8" (2.01m x 1.73m)
 SHOWER ROOM

FLAT 3: (1 BEDROOM 1ST FLOOR FLAT)
 ENTRANCE HALL
 LOUNGE 13' 9" x 12' 8" into bay (4.19m x 3.86m)
 KITCHEN 11' x 5' 5" (3.35m x 1.65m)
 BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m)
 BATHROOM 9' 5" x 4' (2.87m x 1.22m)

FLAT 4: (1 BEDROOM 2ND FLOOR FLAT)
 PRIVATE ENTRANCE
 LIVING ROOM 17' 5" x 17' 2" (5.31m x 5.23m) 8ft ceiling height
 BEDROOM 12' 4" x 9' 5" x 8' 7" APPROX (3.76m x 2.87m) 8ft ceiling height
 BATHROOM 6' 10" x 9' 8" (2.08m x 2.95m) 10ft ceiling height

EPC'S

Property One:
 Flat 1 Rated 'C'
 Flat 2 Rated 'C'
 Flat 3 Rated 'C'
 Flat 4 Rated 'D'

Property Two
 Flat 1 Rated 'C'
 Flat 2 Rated 'D'
 Flat 3 Rated 'E'
 Flat 4 Rated 'C'

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser or the purchaser's legal representative prior to reliance or completion of any transaction.

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Total area: approx. 206.0 sq. metres (2216.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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